



## Monkleigh Road, Morden

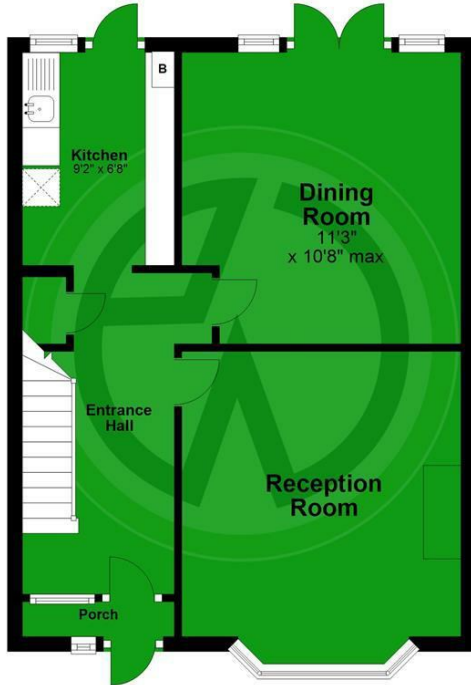
Guide Price £550,000 Freehold

Three Bedrooms House - Terraced - Large Reception - Dining Room  
Kitchen - Bathroom - Large Private Rear Garden - Freehold  
No Onward Chain - Extension Potential To Rear & Loft (STPP)  
EPC D - Complete Modernisation Required - Excellent Value

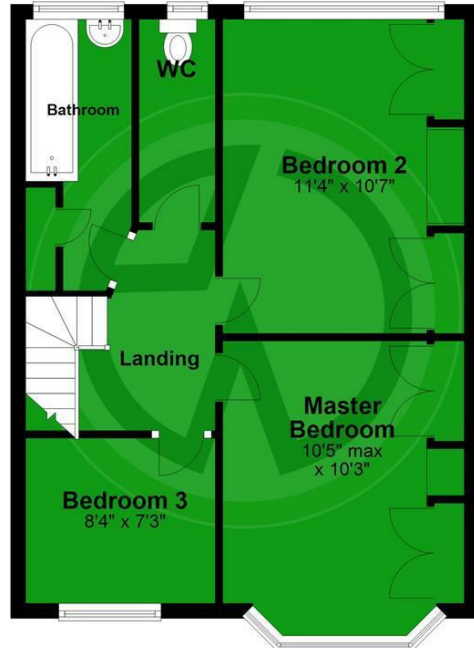


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**Ground Floor**  
Approx. 440.6 sq. feet



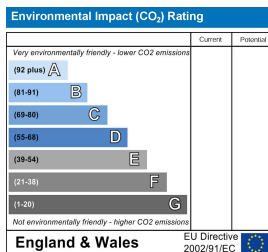
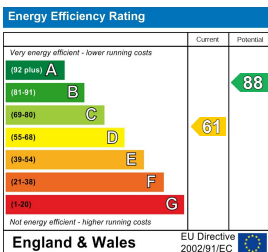
**First Floor**  
Approx. 455.6 sq. feet



Total area: approx. 896.2 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation only and should be used as such by prospective purchasers. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for guidance only and should not be relied on as a basis of valuation.  
Plan produced using PlanUp.

London Borough of Merton  
Tax Band E  
Freehold



These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.